



Town of Leicester PLANNING BOARD

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PLANNING BOARD AGENDA

Wednesday, April 16, 2024, 7 PM
Meeting Room 3

- **New Business**

- Recommendations to Board of Selectmen for appointments to the Master Plan Committee:
 - Sara Flynn

Public Hearings

- **7:05pm:** Pursuant to MGL Ch. 40A, Sec. 5, the Leicester Planning Board will hold a public hearing to discuss proposed amendments to the Leicester Zoning Bylaws. The subject matter of proposed amendments is as follows:
Addition of Section 5.19 Battery Energy Storage Systems (BESS) to the Town of Leicester Zoning Bylaws, definitions to be added to Section 1.3 of the Leicester Zoning Bylaws, additions to section 3.2.05 Schedule of Use as well as in the following zones not outlined in Section 3.2 3.30 Business Residential -1 Zone (BR-1), 3.32 Residential Industrial Business Zone (RIB), and 5.6 Greenville Village Neighborhood Business District (NB).
- **7:30pm :** Pursuant to MGL, Ch. 40A, Sec. 5, the Leicester Planning Board will hold a public hearing to discuss proposed amendment(s) to the Leicester Bylaws and Zoning Map. The subject matter of proposed amendment(s) is as follows:
 - To amend the Zoning Map by re-zoning properties on Route 9/Main Street currently zoned Highway Business Industrial 1S (HB-1) to Business Residential (BR-1). This includes the following parcels from 1326 Main Street to 1512 Main and 1323 Main Street to 1445 Main Street, then 1521 Main Street to 18 Burncoat Street (Parcels 17-B9, 18-B11, 18-B12, 18B-12.1, 18-B13, 19-A1.1.0, 19-A1-0, 19-A2, 19-A3, 19-A4, 19-A5, 19-A6, 19-A7, 19A-A1, 19A-A2, 19A-A4, 19A-A5, 19A-A6, 19A-A7, 26B-A2, 26B-A1, 26A-B28.1-0, 26A-B28, 18B-B5, 18B-B6, 18B-B7, & 18B-B10) and properties from 0 to 52 Burncoat Street currently zoned Highway Business Industrial (HB-1) to Residential 1 (R1) (Parcels 18B-B12, 18B-13, 18B-B14, 18B-B15, 18B-B16, 18B-B17, 18B-B17.1-0, 18B-B18, 27B-A22)
- **7:45pm:** Pursuant to MGL, Ch. 40A, Sec. 5, the Leicester Planning Board will hold a public to discuss proposed amendments to the Leicester Bylaws. The subject matter of proposed amendments is as follows:
 1. To amend Section 3.2.02 of the Town of Leicester Zoning Bylaws to include Mixed Use, Horizontal Mix allowable by Site Plan Review in the Highway Business Industrial 1 (HB-1) zone.
 2. To amend Section 5.5 of the Town of Leicester Zoning Bylaw to include new sections Section 5.5.01.2 through 5.5.01.4 which include specific requirements for the allowance of Mixed Use, Horizontal Mix, Density Regulations, and Design Standards.

- **Administrative**
 - Approval of minutes from April 3, 2024
- **Town Planner Report/General Discussion**
- **Adjourn**

**Note: Agenda times for items that are not public hearings may be taken out of order.*

“The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.